

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
Alexandria Division**

In re:	)	
	)	
EAGLE PROPERTIES AND	)	Bankruptcy Case
INVESTMENTS, LLC,	)	No. 23-10566-KHK
	)	Chapter 7
Debtor.	)	
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**ORDER APPROVING CHAPTER 7 TRUSTEE’S TRANSFER OF 202 PORT STREET,  
BALTIMORE, MARYLAND BY DEED IN LIEU OF FORECLOSURE**

UPON CONSIDERATION of the motion (Docket No. 642) (“Motion”) of H. Jason Gold, chapter 7 trustee (“Trustee”), to approve the transfer of the property commonly known as 202 Port Street, Baltimore, MD (“Property”) to Bala Jain, LLC (“Buyer”), the first and second lien holder on the Property, by the execution of a deed in lieu of foreclosure and it appearing that proper and adequate notice of the Motion has been given and that no further notice is necessary; and it appearing that the transfer of the Property as set forth in the Motion is in the best interest of the estate and its creditors, accordingly:

**IT IS HEREBY ORDERED THAT:**

1. The Motion is GRANTED.

Dylan G. Trache, Va. Bar No. 45939  
NELSON MULLINS RILEY & SCARBOROUGH LLP  
101 Constitution Avenue, Suite 900  
Washington, DC 20001  
(202) 689-2800  
*Counsel to the Chapter 7 Trustee*

2. The Trustee is authorized to transfer the Property<sup>1</sup> to Bala Jain, LLC or its designee by executing the deed attached to the Motion as Exhibit A.

3. This Order may be recorded in the land records wherein the subject Property is located.

4. This Court retains jurisdiction with respect to any disputes regarding the Property following the transfer.

5. This Order shall be effective immediately and shall not be subject to the stay provided in Federal Rule of Bankruptcy Procedure 6004(h) or any other applicable stay.

Dated: Oct 18 2024

/s/ Klinette H Kindred

United States Bankruptcy Judge

Entered On Docket: Oct 21 2024

PREPARED BY:

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<sup>1</sup> Having the following legal description:

All that lot of ground situate in the City of Baltimore, State of Maryland, and described as follows, that is to say:

Beginning for the same on the West side of Port Street at the distance of 80 feet North from the corner formed by the intersection of the West side of Port Street and the North side of Fayette Street and at the North side of an alley 10 feet wide thence Westerly binding on the North side of said alley with the use thereof in common 65 feet to the center of an alley 10 feet wide thence Northerly along the center of said alley with the use thereof in common 12 feet thence Easterly parallel with Fayette Street and through the center of a partition wall there situate 65 feet to the Port Street and thence Southerly binding thereon 12 feet to the place of beginning.

Subject to the payment of an annual ground rent of \$57.00 payable in equal, semi-annual installments on the 1st day of January and July in each and every year.

The improvements thereon being known as 202 North Port Street, Baltimore, MD 21224.

By: /s/ Dylan G. Trache  
Dylan G. Trache, Va. Bar No. 45939

*Counsel to the Chapter 7 Trustee*

SEEN:

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BY: /s/Christopher L. Rogan (by DGT with authority)  
Christopher L. Rogan (Bar No. 30344)

*Attorneys for Bala Jain, LLC*

**CERTIFICATION PURSUANT TO LOCAL RULE 9022-1(C)**

I HEREBY CERTIFY that this Order has been endorsed by all necessary parties.

/s/ Dylan G. Trache  
Dylan G. Trache

**LIST OF PARTIES TO RECEIVE NOTICE OF ENTRY**  
**PURSUANT TO LOCAL RULE 9022-1**

Dylan G. Trache  
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